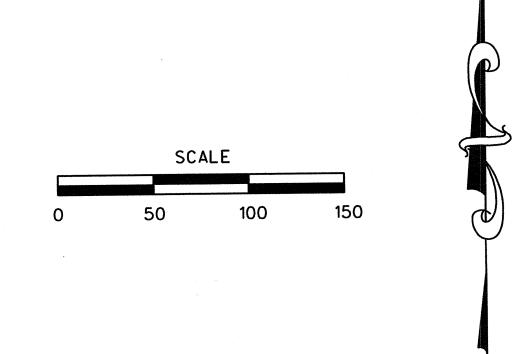
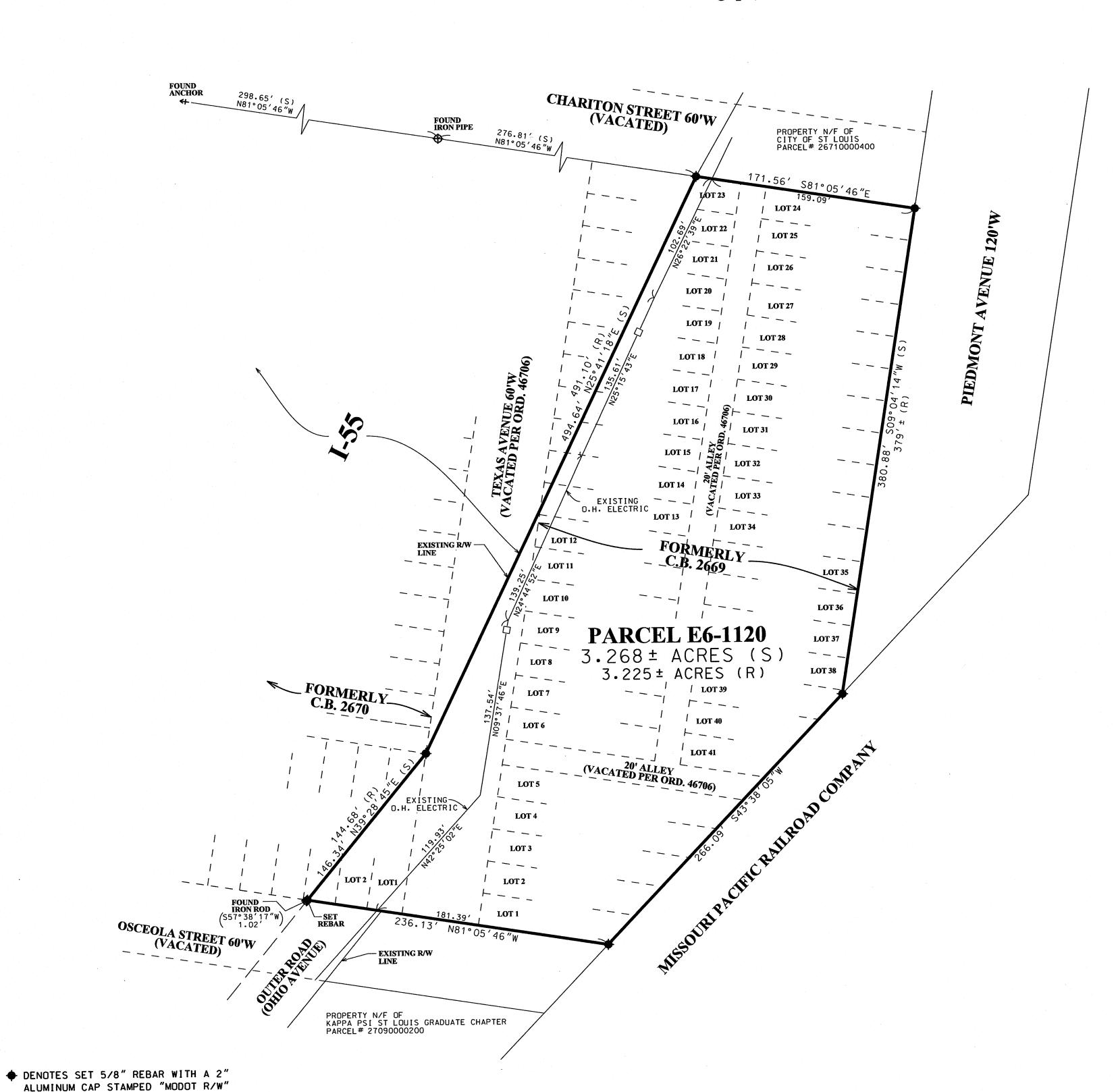
MISSOURI DEPARTMENT OF TRANSPORTATION

PROPERTY BOUNDARY SURVEY

A TRACT OF LAND BEING SITUATED IN CITY BLOCK 2671 (FORMERLY CITY BLOCKS 2669 AND 2670)





PROPERTY DESCRIPTION OF PARCEL E6-1120 AS DESCRIBED IN DEED BOOK 8436, PAGE 488

A TRACT OF LAND IN CITY BLOCK 2671 (FORMERLY CITY BLOCKS 2669 AND 2670) OF THE CITY OF ST. LOUIS, MISSOURI, AND IN PROPERTY CONVEYED TO BROADWAY DRIVE-IN THEATRE INCORPORATED BY DEED RECORDED IN BOOK 7383, PAGE 299 OF THE CITY OF ST. LOUIS RECORDS, ALSO THE ALLEYS 20 FEET WIDE IN FORMER CITY BLOCK 2669 AND A PART OF TEXAS AVENUE 60 FEET WIDE, ALL VACATED UNDER PROVISION OF ORDINANCE NO. 46706 OF THE CITY OF ST. LOUIS AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERN LINE OF OSCEOLA STREET, SAID POINT BEING 178.87 FEET EAST ALONG SAID NORTHERN LINE FROM THE RIGHT-OF-WAY OF THE MISSOURI PACIFIC RAILROAD CO.; THENCE NORTHEASTWARDLY ALONG SAID NORTHWESTERN LINE 266.09 FEET, MORE OR LESS, TO A POINT ON THE WESTERN LINE OF PIEDMONT AVENUE; THENCE NORTH ALONG SAID WESTERN LINE OF PIEDMONT AVENUE A DISTANCE OF 379 FEET, MORE OR LESS, TO THE SOUTHERN LINE OF CHARITON STREET; THENCE WEST ALONG SAID SOUTHERN LINE OF CHARITON STREET A DISTANCE OF 171.56 FEET TO A POINT ON STRAIGHT LINE A DISTANCE OF 491.10 FEET TO THE NORTHEAST CORNER OF LOT 1 IN FORMER CITY BLOCK 2670; THENCE CONTINUING SOUTHWESTWARDLY IN A STRAIGHT LINE A DISTANCE OF 144.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 141,791 SQUARE FEET (3.225 ACRES) MORE OR LESS.

SURVEY NOTES:

- 1. BASIS OF BEARINGS GRID NORTH, 1983 MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE. DERIVED BY REAL-TIME KINEMATIC (RTK) GPS OBSERVATIONS
- 2. APPARENT OWNERSHIP AS SHOWN IS BASED ON INFORMATION PROVIDED BY OTHERS AND DOES NOT REPRESENT AN OPINION AS TO TITLE.
- 3. SUBJECT TO ALL EASEMENTS OF RECORD.
- 4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. COVENANTS, LIMITS OF ACCESS, AND RIGHTS RETAINED BY GRANTOR OF THE HEREIN SHOWN PROPERTY ARE NOT SHOWN, BUT MAY BE DISCLOSED BY A FULL TITLE SEARCH.
- 5. ALL IMPROVEMENTS AND UTILITIES ABOVE AND BELOW GROUND LEVEL NOT SHOWN.
- 6. THE RELATIVE POSITIONAL ACCURACY OF THE COORDINATES OF THIS SURVEY ARE WITHIN THE SPECIFICATIONS FOR AN URBAN CLASS SURVEY.
- 7. (S) SURVEYED (R) RECORD PER DEED BOOK 8436, PAGE 488

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, THE TRACT OF LAND SHOWN HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION, AND THE RESULT OF SAID SURVEY ARE REPRESENTED CORRECTLY ON THIS PLAT. SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

IN WITNESS THEREOF. I HEREUNTO SET MY SEAL AND

SIGNATURE THIS 22ND DAY OF NOVEMBER . 2011

CHRISTOPHER ENDRASKE P.L.S.#2006016624

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	DATE PREPARED								
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I HIGHWAYS AND TRANSPORTATIC
COMMISSION

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ROPERTY BOUNDAR SURVEY